

# \$575,000 - 352 33 Avenue Ne, Calgary

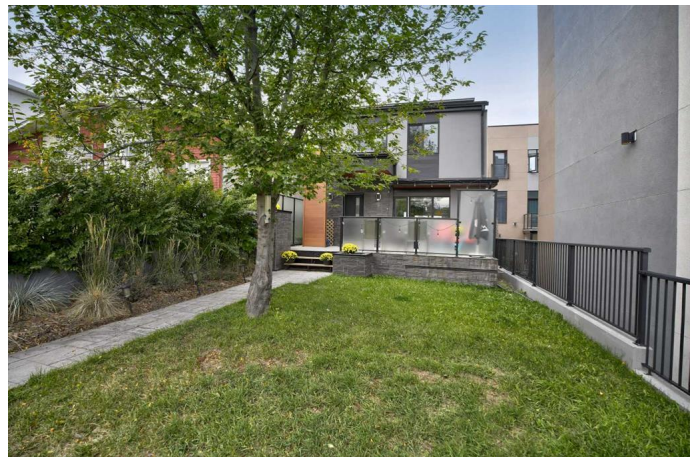
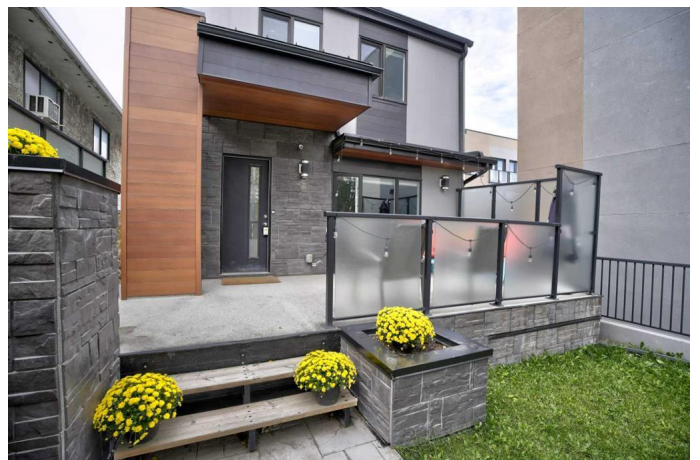
MLS® #A2191541

**\$575,000**

3 Bedroom, 2.00 Bathroom, 1,220 sqft  
Residential on 0.07 Acres

Highland Park, Calgary, Alberta

Rare Offering! This modern, energy-efficient detached home is nestled in the prime location of Highland Park. Its contemporary exterior boasts a large front porch, perfect for enjoying sunny evenings or morning coffee. The open-concept main floor with laminate floors throughout showcases a gigantic sleek kitchen with stainless steel appliances, a massive center island adorned with stunning quartz countertops, and ample storage. Designer lighting throughout. The spacious living features massive windows and the main floor also includes a convenient 2-piece bathroom with quartz counter tops, storage and laundry area. A gorgeous glass staircase leads to the second level, where you'll find 3 well-appointed bedrooms and a renovated 3-piece bath. Additional storage added to the attic space. Large windows throughout the home flood the space with natural light. The basement features additional room for storage. The south-facing backyard, redone in 2022, includes an expansive patio, numerous planters ideal for gardening and a new shed added in 2023. Plenty of room to add a garage. Perfect outdoor oasis inner city. Notable updates include a new hot water tank in 2021, \$20,000 worth of solar panels installed in 2024 and roof repairs with new shingles on the back of the house in 2020, totaling \$11,000. This prime location is only minutes from Downtown, with coffee shops and restaurants within walking distance. Move-in ready!



Built in 1912

### Essential Information

MLS® #	A2191541
Price	\$575,000
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,220
Acres	0.07
Year Built	1912
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	352 33 Avenue Ne
Subdivision	Highland Park
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2E 2H8

### Amenities

Parking Spaces	4
Parking	Parking Pad

### Interior

Interior Features	Breakfast Bar, Kitchen Island, Open Floorplan, Pantry, See Remarks, Track Lighting
Appliances	Dishwasher, Electric Stove, Range Hood, Refrigerator, Washer/Dryer Stacked, Window Coverings, Garburator
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior Features	Other, Rain Gutters, Uncovered Courtyard
Lot Description	Back Lane, Back Yard, Front Yard, Landscaped
Roof	Asphalt Shingle
Construction	Stone, Stucco, Wood Frame, Cedar, Metal Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	February 1st, 2025
Days on Market	41
Zoning	R-CG

### **Listing Details**

Listing Office	Real Broker
----------------	-------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.